



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, January 2007

Environmental Cleanup of the Former Johnson Controls Battery Plant Site



The front of the Johnson Control property, taken from Kimberly Avenue.

The Department of Toxic Substances Control (DTSC) invites you to review and comment on a proposed plan to cleanup soil at the former Johnson Controls Battery Group, Inc. (JCI) site located at 1550 East Kimberly Avenue in Fullerton. This 15-acre site is situated on the south side of Kimberly Avenue between Raymond and Acacia Avenues in an industrial use area. The proposed cleanup plan consists of removing impacted shallow soil within limited areas, soil vapor removal, and an agreement ensuring the land will only be used for commercial/industrial activities in the future.

We are DTSC, a department within the California Environmental Protection Agency. Our role is to oversee the investigation and cleanup of hazardous waste at JCI to protect public health and the environment.

This fact sheet is being sent to inform you that we have prepared a projected schedule for the environmental cleanup of the JCI property. You have an opportunity, at this time, to submit comments regarding the proposed cleanup.

PUBLIC COMMENT PERIOD **January 26, 2007 to March 12, 2007**

We are holding a 45-day public comment period on the proposed cleanup for this site and invite you to submit comments. DTSC will make a final decision after all public comments are considered. We also invite you to review and comment on the California Environmental Quality Act "Notice of Exemption." It is DTSC's finding that the proposed project will not adversely impact public health or the environment. Written comments must be e-mailed no later than 5:00 pm or postmarked by March 12, 2007, and sent to:

Mr. Nebu John
DTSC Project Manager
Dept. of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
njohn@dtsc.ca.gov

Si desea información en español, comuníquese con Leticia Hernandez al
(714) 484-5488 o número gratis 1-866-495-5651.

For more information about the DTSC, please visit our web site at www.dtsc.ca.gov



History and Operation of JCI

The site was used for the fabrication of lead acid batteries for commercial resale since the 1960s. Hazardous wastes were managed in an onsite drum storage unit under an Interim Status Permit effective on March 30, 1981, until the unit was certified closed in 1995 by DTSC. In 1993, DTSC also authorized JCI to operate the fixed treatment system pursuant to a Permit-by-Rule under the statewide tiered permitting program. The tiered permitted wastewater treatment unit will be closed in accordance with the Fixed Treatment Unit Closure Plan during implementation of the Corrective Measures Proposal (soil cleanup plan). The property was sold in September 2005 to Lowe Enterprises Real Estate Group for redevelopment for commercial/industrial use. Battery manufacturing operations continued after the property sale under lease provisions until operations ceased in October 2006.

Environmental Investigations

Several site investigations were conducted to establish the current conditions and evaluate possible influence of contamination from historical operations. The investigation involved the collection of more than 400 soil samples, more than 40 soil vapor samples, the installation of two groundwater monitoring wells and collection of four groundwater samples. The investigation also included areas adjacent to the permitted wastewater treatment unit. The results of this investigation show that shallow soil impacted with lead, arsenic, volatile organic compounds (VOCs) and petroleum hydrocarbons (PHs) in limited areas at concentrations which require cleanup. The areas have historically been covered with concrete/asphalt and do not pose an immediate health risk to the public.

Proposed Cleanup Plan

Soil vapor extraction is proposed as the remedy for contaminated soil to reduce any potential future risk to groundwater and indoor air. The proposed cleanup plan calls for the excavation and removal of approximately 1,500 cubic yards of lead- and arsenic-impacted soil to about 4.5 feet deep and approximately 600 cubic yards of organic hydrocarbon impacted soil to about 10 feet deep. Removal of soil will continue until soil samples show that commercial /industrial cleanup goals are met. The proposed soil

removal cleanup plan will take approximately 10-14 days to complete. During this period, approximately 117 truckloads of impacted soil will be removed and transported to a state approved landfill. This estimate is based on work occurring during daylight hours between Monday and Friday with occasional work on Saturdays.

Future Land Use Restrictions

The preferred cleanup alternatives also consist of recording an agreement (called a "covenant") to restrict use of the property, in this case limiting future land use at the site to commercial/industrial purposes. The covenant would be signed by DTSC and the property owner and recorded with the Office of the County Recorder. The covenant would "run with the land," limiting future owners and operators of the site to commercial/industrial uses. DTSC has authority to enforce the covenant under state law.

What You Can Expect to See in Your Neighborhood

If the draft cleanup plan is approved, you can expect to see the following cleanup activities:

- Onsite construction equipment will operate from 7 a.m. to 7 p.m., Monday to Friday and occasionally on Saturdays.
- Personnel on the site will use standard construction machinery as well as safety gear.
- As the contaminated soil is dug up, it will be placed directly into a container for stabilization and sampling. While awaiting sampling results, the treated soil will remain covered to prevent wind erosion or contact with rain.
- Flagmen will be used to direct truck traffic onto adjacent streets, as necessary.
- The trucks will follow Kimberly Avenue to State College Boulevard to Highway 91 for the transportation of materials to the appropriate disposal facility.

To protect onsite workers and the surrounding community during the cleanup activities, field work is to be conducted according to a site specific Health and Safety Plan. The following are some of the activities in the plan:

- The use of protective clothing and gloves by workers;
- Misting of soil with tap water when handling to minimize dust emissions;
- Covering the trucks leaving the site with tarps to prevent dust emissions;
- Monitoring the air to ensure the dust stays at a safe level;
- Using plastic sheeting to cover any piles of impacted soil that may be left in place overnight; and
- Removal of protective clothing while on-site and ensuring proper disposal.

California Environmental Quality Act (CEQA) Review

DTSC is required to review all environmental activities under the California Environmental Quality Act (CEQA), to ensure that the proposed corrective action will not have any significant adverse impact on the environment. Based upon its initial study, DTSC has determined that the proposed cleanup will not have any significant adverse impact on the environment due to the relatively small volume of soil, limited area, the short duration of the project and controlled manner in which the contaminated soil will be excavated, loaded onto a truck and taken off-site for disposal. Our findings are documented in a Draft Notice of Exemption, which is available at the locations listed in this fact sheet.

Response to Comments

After the public comment period ends, DTSC will review and consider all comments received and make a final determination to approve, make changes, or disapprove the draft Corrective Measures Proposal. Anyone who submits their comments and address will receive DTSC's Response to Comments document. This document provides all of the comments submitted during the comment period and DTSC's response to those comments. A copy of "The Response to Comments" will be placed in the Information Repositories which have been established for the site.

Where to Find Site Related Documents

The proposed cleanup plan is described in detail in the "Corrective Measures Proposal" for the Former Battery Manufacturing Plant site. This draft document also describes our evaluation of possible health risks. All site documents are available for your review at:

Fullerton Public Library – Reference Desk

353 Commonwealth Avenue
Fullerton, CA 92832
(714) 738-6333
Web site: www.ci.fullerton.ca.us/library

Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, CA 90630
Hours: 8 am to 4:30 pm Monday through Friday
Contact: Julie Johnson for an appointment
(714) 484-5337

DTSC Contacts

If you have any questions about the investigation or cleanup at this site, please call the following persons at our agency:

Mr. Nebu John
DTSC Project Manager
(714) 484-5475
njohn@dtsc.ca.gov

Ms. Cynthia Miller
DTSC Public Participation Specialist
(714) 484-5474
(866) 495-5651 (toll free)
cmiller@dtsc.ca.gov

For media inquiries, please call:

Ms. Sandra Friedman, Public Information Officer
(714) 484-5383
sfriedma@dtsc.ca.gov

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the cleanup by calling the California State Relay Service at (1-888-877-5378) to reach DTSC Public Participation Specialist, Ms. Cynthia Miller, at (714) 484-5474.

PUBLIC COMMENT FORM AND MAILING COUPON

**FORMER BATTERY MANUFACTURING SITE
DRAFT CORRECTIVE MEASURES PROPOSAL FOR
CLEANUP OF SOIL**

You can use this form to send your written public comments on the draft cleanup plan and draft Notice of Exemption. If you use this form to send us your comments, please include your name and address. All written comments must be postmarked no later than March 12, 2007. Please mail this form to: Mr. Nebu John, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630.

All public comments on the draft Corrective Measures Proposal and draft Notice of Exemption must be postmarked by March 12, 2007.

Name: _____

Agency or Organization (if applicable): _____

Address: _____

Telephone #: _____

____ Please add to the site mailing list.

____Please delete from the site mailing list.

Comments: _____

DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.



Cynthia Miller,
Public Participation Specialist
5796 Corporate Avenue
Department of Toxic Substances Control
Cypress, CA 90630